

CITY OF ISSAQUAH SHORT PLAT NO. SP12-00001

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER(S) OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT PLAT THEREOF PURSUANT TO ROW 58,17,080 AND DECLARE THIS ADJUSTMENT TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER(S). IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

DISCOVERY HIGHTS A LLC TO WASHINGTON LIMITED LIABILITY COMPANY THOMAS NEUBAUER

STATE OF WASHINGTON COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT THOMAS NEUBAUER IS THE PERSON THAT APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT; ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT; AND ACKNOWLEDGED IT AS A MEMBER OF DISCOVERY HEIGHTS II, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: May 22, 2012. PRINTED NAME: Jessica E. Leonard NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT *Redesice*

MY APPOINTMENT EXPIRES 8/9/2015

EXISTING LEGAL DESCRIPTION

BLOCK 23, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLAG9—001H, RECORDED IN VOLUME 266 OF SURVEYS, PAGES 075 THROUGH 077, INCLUSIVE, RECORDED UNDER RECORDING NO. 20090925900003, RECORDS OF KING COUNTY, WASHINGTON.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS CREATED AND ESTABLISHED BY INSTRUMENT UNDER RECORDING NO. 20080625001403, BEING A RE-RECORD OF RECORDING NO. 20061107000715, RECORDS OF KING COUNTY, WASHINGTON.

BASIS OF BEARINGS

N88'02'05"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27-24-6
PER FINAL PLAT OF ISSAQUAH HIGHLANDS EAST 42, RECORDED NOVEMBER 07, 2006 IN
VOLUME 237 OF PLATS, PAGES 46 TO 54 INCLUSIVE, UNDER RECORDING NO.

SURVEY NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FILE NO. NCS-513713-WA1, DATED DECEMBER 8TH, 2011. IN PREPARING THIS MAP, CORE DESIGN HAS CONDUCTED NO INCEPENDENT TITLE SEARCH NOR IS CORE DESIGN AWRE OF ANY TITLE ISSUES AFFECTING
THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY
THE REFERENCED FIRST AMERICAN COMMITMENT. CORE DESIGN HAS RELED WHOLLY ON FIRST AMERICAN TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

2. ALL DISTANCES ARE IN FEET.

3. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA 5 SECOND ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE WAS USED TO MEASURE THE ANOUNK RICH DISTANCE REATHORSHIFS DETERMENT AS CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S

CONFORMED COPY

FILE OF AT

20120608900005 CORE DESIGN IN SF PAGE-001 OF 001 06/08/2012 13:30

SUPERINTENDENT OF RECORDS

APPROVALS: CITY OF ISSAQUAH

MDRT PLANNER DATE MDRT PROGRAM DATE

MANAGER

PUBLIC WORKS

ENGINEERING DIRECTOR

EXAMINED AND APPROVED THIS WAY DAY OF 2012.

> CITY OF ISSAULIAH SHORT PLAT NO. SP07-001IH

REC. NO. 20080304900005

N88'59'06"W 273.45

-1018 Hara DEPUTY ASSESSOR

DEPARTMENT OF ASSESSMENTS

3630360080 ACCOUNT NO.

134.01

RECORDING NO.

VOL./PAGE

1 inch = 50 ft. ШШ 25 50 75 125 100 25 0

PORTION OF

TRACT QH

TRACT OF

139.44

TEMPORARY GRADING EASEMENT

THE SE 1/4 OF THE NE 1/4 OF SEC. 27, TWP. 24 N, RGE. 6 E, W.M.

PARCEL . BLOCK 21 BLOCK 2 BLOCK 24 UNPLATTED

VICINITY MAP SCALE: 1" = 500'

BLOCK 22

TRACT QZ

CITY OF ISSAQUAH BLA NO. 11 A07-007IH REC. NO. 20080122900005

EASEMENT NOTE

PRIVATE STORM DRAINAGE EASEMENT PROVISION: PRIVATE STORM DRAINAGE EASEMENT PROVISION AND ASSEMENT OF OFF OR THE PURPOSE OF COLLECTING AND CONVEYING SURFACE STORM WATER RUNOFF FROM SAID TRACT IN ITS CURRENT UNDEVELOPED CONDITION TO OFFSITE PUBLIC STORM DRAINAGE SYSTEMS BY MEANS OF THE PRIVATE DRAINAGE FACILITIES CONSTRUCTED ON LOT 1. THIS EASEMENT DOES NOT PROVIDE ANY RIGHTS TO THE OWNERS OF TRACT OP TO GRADE, CONSTRUCT STORM DRAINAGE FACILITIES, OR REPAIR SAID FACILITIES ON LOT 1. THE OWNER OF LOT 1 SHALL BE RESPONSIBLE TO CONSTRUCT AND MAINTAIN STORM DRAINAGE FACILITIES BENEFITTING TRACT QP AS DESCRIBED ABOVE.

GENERAL NOTE

1. TRACT OP CONTAINS CRITICAL AREAS (STEEP SLOPES). PRIOR TO OR AS PART OF FUTURE ACTIVITIES WITHIN THIS TRACT, INCLUDING ADJUSTMENT OF TRACT BOUNDARIES, CRITICAL AREA PROTECTIONS MUST BE DEFINED PER SECTION 13.0 OF APPENDIX E OF THE DEVELOPMENT AGREEMENT. Owner retains Tract QP.

PUBLIC PEDESTRIAN ACCESS EASEMENT REC. NO. 20111222001515 LOT 1 TRACT OP 57 530+ SE 55,753± SF 1.32± ACRES 1.28± ACRES CRITICAL AREA - SEE GENERAL NOTE CITY OF ISSAQUAH BLA NO. LLA09-0011H REC. NO. 20090925900003 (113,283± SF) (2.60± ACRES) L1 N03'13'44" L2 N08'32'00"E L3 N06'59'48"E 30' PRIVATE ACCESS AND UTILITY EASEMENT 15.00 REC. NO. 20091229002092 CITY OF ISSAQUAH BLA NO. LLA09-001IH REC. NO. 20090925900003 134,00 126,78 N88'21'46"W 260.78

LEGEND

CITY OF ISSAQUAH BLA NO. LLA11-00004

REC. NO. 20111209900001

- SET 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE LS 41299" AT CORNER
- FOUND 1/2" REBAR WITH PLASTIC SURVEY CAP "CORE LS 41299"

RESTRICTIONS

- 1. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A SCHÖOL MITIGATION AGREEMENT BETWEEN ISSAQUAH SCHOOL DISTRICT NO. 411 AND GRAND RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9508160202, AND MODIFICATION THERETO.
- 2. This site is subject to the terms and conditions of an agreement between city of issaquah and grand ridge partnership as disclosed by instrument recorded under recording number 9606251228, and modification
- 3. This site is subject to the terms and conditions of an agreement between city of issaquah and grand ridge partnership as disclosed by instrument recorded under recording number 9808180756, and modification thereto.
- 4. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN THE DOCUMENT ENTITLED DECLARATION OF COVENANT TO SHARE COSTS' AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20020520001675.
- 5. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED TRAFFIC STANDARDS AND TOWN CENTER AMENITIES COVENANT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20020520001679.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED COVENANT FOR COMMUNITY FOR ISSAQUAH HIGHLANDS' AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20030911002246,
- 7. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED MEMORANDUM OF OWNERSHIP OF FIBER OPTIC SYSTEM* AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20030218001542, AND MODIFICATION THERETO.
- 8. THIS SITE IS SUBJECT TO THE TERMS AND PROMSIONS CONTAINED IN THE DOCUMENT ENTITLED "AMENDED AND RESTATED DECLARATION OF RETAINED AND ASSIGNED RIGHTS UNDER DEVELOPMENT AGREEMENT AND CONSERVATION EASEMENTS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 2005051100070B, WHICH SUPERCEDES AND REPLACES RECORDING NUMBER
- 9. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR HIGH STREET CENTER AT ISSAQUAH HIGHLANDS' AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20060907000199, WHICH UPERCEDES AND REPLACES RECORDING NUMBER 20041222001652 AND ALL ENDMENTS, AND MODIFICATION THERETO.
- 10. THIS SITE IS SUBJECT TO PROVISIONS OF THE ARTICLES OF INCORPORATION AND BY-LAWS OF THE ISSAQUAH HIGHLANDS HIGH STREET OWNERS ASSOCIATION, AND ANY TAX, FEE, ASSESSMENTS OR CHARGES AS MAY BE LEVIED BY SAID ASSOCIATION.
- 11. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED HIGH STREET CENTER GOVERNING DECLARATIONS AND ADDITIONAL COVENANTS FOR RESIDENTIAL CONDININUMS LOCATED WITHIN HIGH STREET CENTER AT ISSAQUAH HIGHLANDS' AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20050209001145, AND MODIFICATION THERETO.
- 12. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED ISSAQUAH HIGHLANDS SUMMARY NOTICE OF GOVERNING DOCUMENTS AND DEVELOPMENT AGREEMENTS", AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20050510000858.
- 13. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED NOTICE OF TRAFFIC STUDY REQUIREMENT* AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20060828000112.
- 14. This site is subject to the terms and provisions contained in the document entitled 'notice of pedestrian bridge requirement' as disclosed by INSTRUMENT RECORDED UNDER RECORDING NUMBER 20060B28000113.
- 15. This site is subject to the terms and provisions contained in the document entitled "Covenant for view protection" as disclosed by INSTRUMENT RECORDED UNDER RECORDING NUMBER 20060921000282.
- 16. THIS SITE IS SUBJECT TO COVENANT TO BEAR THE COST OF CONSTRUCTION, MAINTENANCE OR REPAIR OF PRIVATE ACCESS, EASEMENT FOR WHICH WAS GRANTED OVER OTHER LANDS BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NUMBER
- 17. THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY FINAL PLAT OF ISSAQUAH HIGHLANDS EAST 42 RECORDED IN VOLUME 237 OF PLATS, PAGE(S) 46-54, INCLUSIVE.

LAND SURVEYOR'S CERTIFICATE

This SHORT PLAT correctly represents a survey made by me or under my direction in conformance with state and county statutes in April, 2012.

Certificate No. 41299



14711 NE 29th Place Suite 101 Bellevue, Washington 98007 425.885.7877 Fax 425.885.7963

TRACT QO

CITY OF ISSAULIAH

SHORT PLAT NO. SP09-004IH

REC. NO. 20091228900001

ENGINEERING . PLANNING . SURVEYING



PARCEL A

ISSAQUAH HIGHLANDS EAST 42 - BLOCK 23 SHORT PLAT

Addition	DWN. BY GRS	DATE 05/18/12	JOB NO. 11041
	CHKD. BY GRS	SCALE 1" = 50'	SHEET 1 OF 1